

be substituted for court game area, including lap pools and training pools, and further including adjacent lawn area, decks, cabanas or similar facilities.

- c. In-door building(s) and facilities, including meeting rooms, exercise rooms and dining rooms, for the recreation needs or project residents.

D-D.25. All multi-family housing projects shall provide off-street parking for visitors at locations reasonably central to the units to be served at the rate of one space for each four (4) units. On-street parking spaces may be substituted for off-street visitor parking at the ratio of one space for each eight (8) units.

Commercial (Including Highway Service Commercial, Truck Related Highway Service Commercial, and Local Commercial)

- D-D.26. All lands designated commercial within the Redevelopment Project Area (if established) shall be subject to such additional standards for Site Plan and Architectural Review as may be imposed by the Redevelopment Agency. All proposed projects shall first be approved as to use by the County Planning Commission prior to Site Plan Review.
- D-D.27. Trash areas shall be screened and located away from adjoining residential neighborhoods.
- D-D.28. Lights shall be hooded, and located and designed to not shine off site.
- D-D.29. Existing mature trees shall be incorporated into the design of the project to the maximum extent feasible.
- D-D.30. Rooftop mechanical equipment, including satellite disks, shall be screened from public view by the use of architecturally compatible materials.
- D-D.31. Ground level mechanical and service equipment, including satellite disks, shall be screened using fencing, landscaping, walls, or a combination.
- D-D.32. No drive-up windows (bank tellers, fast food, etc.) will be permitted.
- D-D.33. Reduced parking and lot area/setback requirements may be considered in carrying out the overall intent of this Plan. All parking is to be at the rear or consolidated on a separate lot. Street parking may be credited towards required spaces. Reduced and shared parking is encouraged and is consistent with the overall intent of the Plan.
- D-D.34. All parking lots shall provide landscaping and shall be setback a minimum of ten feet from the street. The setback area shall be landscaped to screen parked vehicles from public view. To reduce the heat generated by the parking lot surface and thereby reduce air conditioning needs, the landscape plan shall include drought tolerant shade trees that will (after five years of growth) shade 50 percent of all paved surfaces.
- D-D.35. Landscaping and street trees shall be required for all new commercial development, including all parking lots.
- D-D.36. Parking requirements for truck stops shall satisfy the requirements for each proposed use as described in Section 8-2.2504 of the zoning ordinance, in addition to one truck parking space (10' X 50') for every 500 square feet of total building area.

Mixed Use

- D-D.37. New mixed use development shall be subject to the development standards outlined in D-D.1 through D-D.10., and D-D.22. through D-D.25.
- D-D.38. New buildings should be built to the street and side property lines on both the east and west sides of the street similar to the illustration in Figure 6.
- D-D.39. New buildings with two stories are encouraged.
- D-D.40. Parking shall be prohibited between the street and the proposed buildings and in required side yards.
- D-D.41. Parking should be provided between new mixed use development and the single family residential land to the west.
- D-D.42. Street trees shall be required at 50 foot intervals on both sides of the street.
- D-D.43. The first floor of commercial buildings in the mixed use zone should be reserved for retail, restaurants, and offices with high visitor use. Other types of commercial, office and retail businesses, including residences, should be allowed on the upper floors. Second floor residential use is encouraged as a means for providing affordable housing and to assist in achieving financial feasibility of ground floor commercial development.
- D-D.44. Allowed uses in the mixed use zone shall include those described in Sections 8-2.1302 and 8-2.1304 of the zoning ordinance, including residences and professional offices and other compatible uses prescribed through a Planned Development project.

Industrial Development (Including Agriculture Related Industrial)

- D-D.45. Access to new industrial development shall make use of common driveways to the extent feasible, reducing the number of driveways onto public streets and highways.

Community Design Program

16. The County will amend its zoning ordinance for Dunnigan as necessary to include or reference the development standards outlined in the Community Design policies.

Responsible Agency/Department:	Community Development
Timeframe:	1993
Funding:	General Fund
Monitoring:	Community Development

Public Facilities and Parks and Recreation

The Public Facilities and Parks and Recreation section of the General Plan establishes goals, policies, and programs to insure that the provision of public services and facilities keeps pace with new development, and to help remedy present infrastructure inadequacies. This chapter also identifies public facilities desired by the residents of Dunnigan, and strategies to help pay for the infrastructure and facilities improvements needed over the time frame of the plan.

General Services

Yolo County provides many of the public services in Dunnigan including police protection (through the Sheriff's Department), planning, building inspection, and road and street maintenance.

The Dunnigan Water District maintains fire fills and one fire hydrant and the water necessary in Dunnigan. The fire fills are dry part of the year. The boundaries of the water district is shown in Figure 11.

Street Lighting

County Service Area 11 (CSA 11) is a benefit assessment district that was formed in response to Dunnigan residents' desire for street lighting and more local control over public services. The primary goal of the lighting is to identify street intersections that often become obscured by heavy fog. Thirty-five lights have been installed; there are no current plans to increase this number. Residents within the service area are billed for the cost of providing lighting to the area. The district encompasses about 605 acres. The boundary includes the Hardwood Subdivision and the Old Town area of Dunnigan (see Figure 8).

Pierce Union School District

Children from the Dunnigan area are bussed to public schools in Arbuckle, about ten miles north of Dunnigan in Colusa County. The Pierce Union School District operates four schools, three of which are in Arbuckle: an elementary school (grades K-6); a junior high school (grades 7-8); and a high school (grades 9-12). The district also operates an elementary school in the community of Grimes. While technically below the state standards for overcrowding, all of the facilities are near capacity.

The district superintendent estimates that about 100 - 120 students originate from the Dunnigan area. The district at one time operated a school in Dunnigan, but that facility was closed because it was considerably more expensive than bussing the students to Arbuckle. The district has sold the old school site in Dunnigan, and has no plan to reopen a school in Dunnigan unless there was sufficient population to have full classes (30 students per class) for each grade level. For a kindergarten through sixth grade elementary school, this would require about 210 students.

Residential development in the expansion area will result in more students attending the Pierce Union School District. State law allows school districts to collect fees from new development to offset the cost of providing facilities for the children generated by new development. These fees will increase beginning September 14, 1992 to \$1.65 per square foot of residential development and \$0.26 per square foot of commercial development.

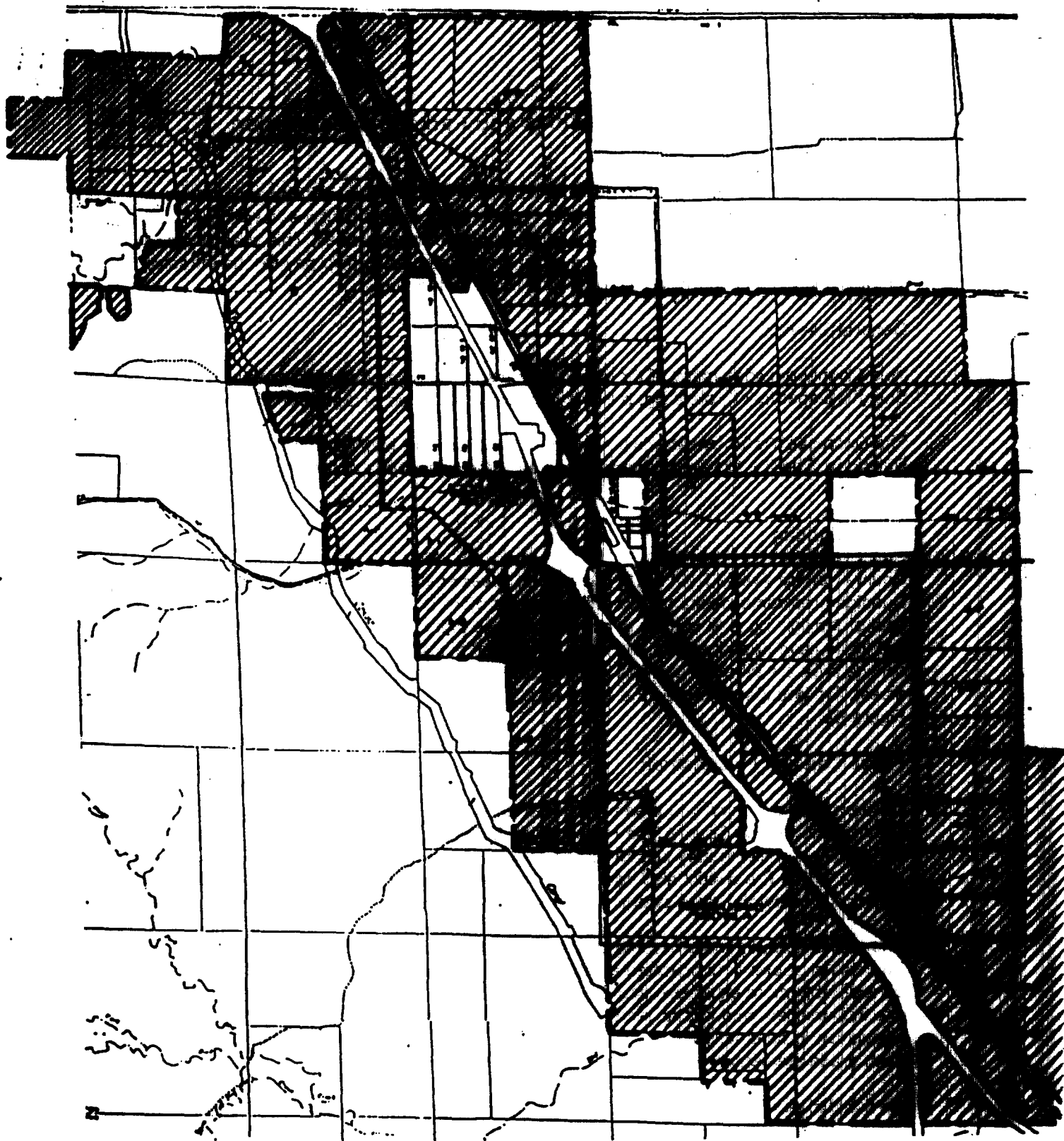


Figure 11 – Dunnigan Water District

Source: Yolo County Community Development Agency, 1986

The district has recently authorized a consultant to prepare a facilities master plan. This process will evaluate the projected growth within the district during the next ten years and translate such growth into the need for school facilities.

Dunnigan Fire Protection District

The Dunnigan Fire Protection District was officially organized in the mid-1940s to provide fire protection service to the Dunnigan area. The district encompasses a large portion of northern Yolo County as shown on Figure 12.

The district has about 25 volunteers including a fire chief, assistant chief, two captains and two lieutenants. The station is located in the Old Town area of Dunnigan. Fire fighting equipment includes two pumper trucks, one tanker truck, and four smaller brush/grass units. Water is supplied within the district by the Dunnigan Water District conveyance system. The district also maintains a resuscitator and inhaler for basic medical emergencies. The general condition of all the equipment is good, though some of the units are quite old.

In 1989, the district responded to 145 incidents, which is considered an average year. Forty-six percent of the calls were for medical emergencies while the remainder were for property-related emergencies such as fire, flooding and other public assistance needs.

The Board of Supervisors recently directed the Community Development Agency staff to develop an ordinance that will require fire sprinklers in new residential construction. This proposal will be considered later this year.

Sewer and Water

All homes in Dunnigan have wells and septic systems. Although there are several small shared water systems that serve several residences from common wells, there is no community water supply or sewer system. Some water quality problems exist in town, which may require a public water and/or sewer system to solve.

Solid Waste Disposal

Solid waste disposal is provided to the Dunnigan area by the Woodland Disposal Company and the Town and Country Disposal Company under franchise agreements with Yolo County. Most wastes are disposed at the Yolo County Central Landfill, which located near Woodland. The landfill is projected to have sufficient capacity beyond the year 2020.

Health Facilities

There are no medical or other health care services offered in the town of Dunnigan. Health services are generally sought in Woodland or Davis for any complicated or extensive medical treatment. Ambulances dispatched from Woodland usually require 45 minutes to deliver a Dunnigan area resident to a Woodland hospital.

Parks and Recreation

There are no parks within the Dunnigan area. The old school site once provided recreation opportunities; however, since the school has closed this site has been closed to public access. The Camper's Inn Recreational Park, located on County Road 88, operates a nine hole, three par golf course. The course is privately owned, but open to the public year-round.

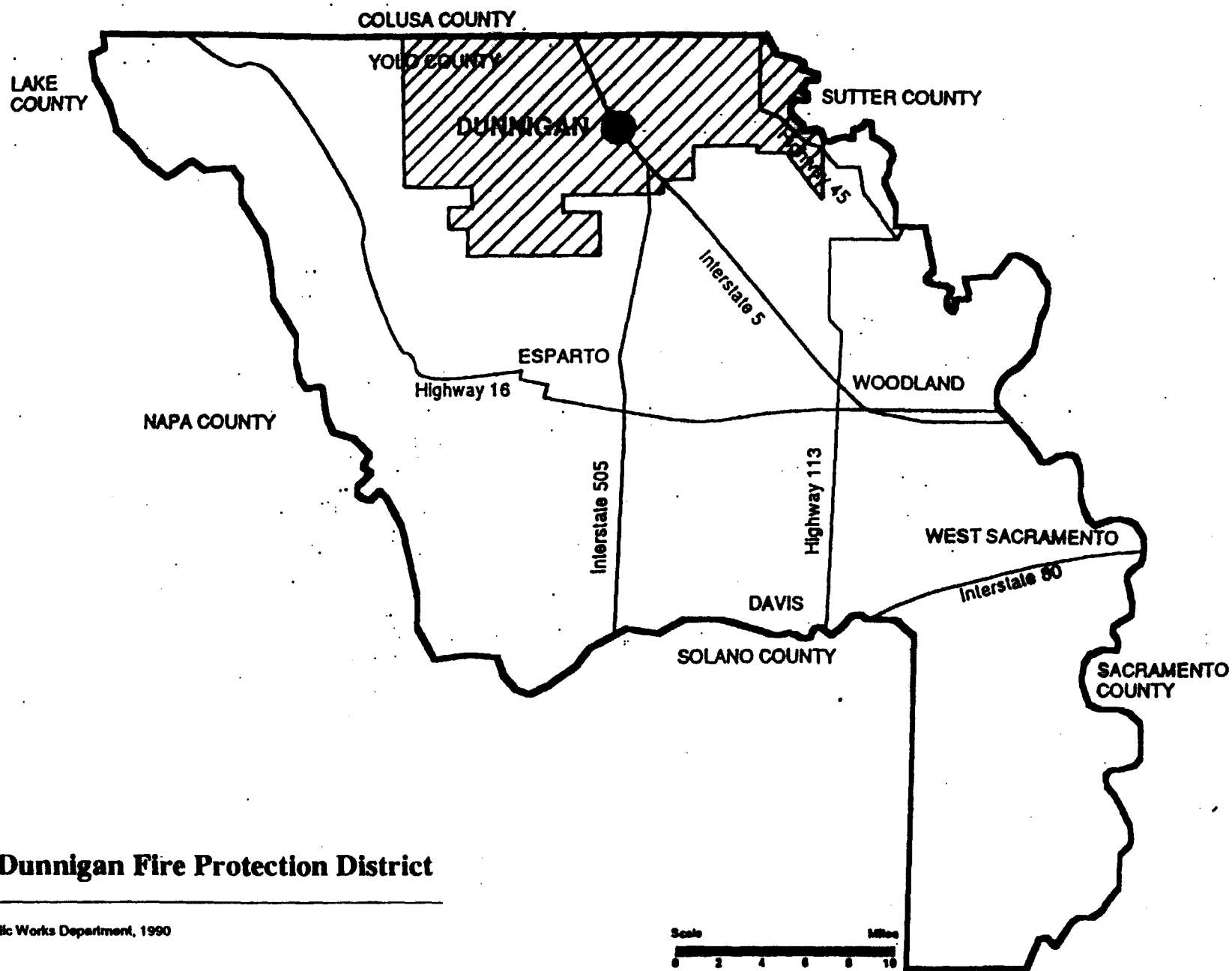


Figure 12 – Dunnigan Fire Protection District

Source: Yolo County Public Works Department, 1990



PUBLIC SERVICES ISSUES

- *A solution is needed for the nitrate problem in the groundwater serving the town. Such a solution could include a sewer and/or a water system for some or all of the town.*

Water and sewer for the existing development in Dunnigan is provided by wells and septic tanks. The Yolo County Health Department and the Regional Water Quality Control Board have identified areas within the town where the levels of nitrate measured in the groundwater of certain wells exceeds federal and state safe drinking water standards, especially in the Old Town area east of I-5. Although the source of the nitrate problem is not certain, it could be the result of inadequate separation between wells and septic leach fields on the small lots. Until the nitrate problem is eliminated, the county will not issue new building permits in the Old Town area.

There may also be nitrate or other water quality problems elsewhere in Dunnigan, such as the Hardwood Subdivision, where the density of wells and septic leach fields is high. The Community Development Agency and County Environmental Health Department are studying water quality in these wells to try to determine the source of the nitrate pollution.

If the Environmental Health Department determines that the source of nitrate is due to the septic discharge, then a sewer system and treatment facility will be needed in these areas. Should the County Health Department determine that water lines are required in the Hardwood Subdivision or Old Town area, no new development will be allowed in the Old Town area and no more than one legal unit per lot will be allowed in the Hardwood Subdivision until these facilities are in place.

If the source of the nitrate problem is found to be different from septic contamination, a water system and/or sewer system may not be needed for existing development. But such systems would still be needed to accommodate the new commercial and residential expansion areas at the anticipated intensity of development.

In the event that water and/or sewer lines and treatment facilities are required in the Old Town area and Hardwood Subdivision, redevelopment funds may be an appropriate source of monies for such facilities.

The government organization of the water and/or sewer purveyor would likely be County Service Area No.11. Yolo County has established a number of County Service areas throughout the unincorporated county that provide public services, such as water, sewer, storm drainage, and road maintenance; the governing body for a county service area is the Board of Supervisors.

County Service Area No. 11 (CSA-11) was formed to provide street lighting for the Dunnigan area. However, the petition adopted by the Local Agency Formation Commission when the service area was formed allows CSA-11 to provide other urban services that may include water and/or sewer service.

- *New water supply and sewage system will be required to accommodate new development.*

At the densities anticipated in the expansion areas, individual wells and septic systems are infeasible. Therefore, community water and sewer systems will be required in the designated expansion areas. In addition, if a public water and/or sewer system is deemed necessary to solve the nitrate problem in the existing town as described above, the capacity of the major water and sewer lines and of the sewer plant should be sufficient to accommodate the demand from these

existing developed areas. If this approach becomes necessary, developers should be reimbursed for providing this additional capacity to solve existing problems.

- *More recreational facilities are needed.*

Because Dunnigan is a small unincorporated town, organized recreation opportunities are limited when compared with larger communities and cities. The kinds of facilities that could practically be provided include walking and hiking trails, nature preserves, and a new community park in the residential expansion area.

- *A new community center and post office should eventually be located west of I-5, if the mixed use and residential expansion areas are developed.*

The current community center is serviceable, but it is old and in need of upgrading. As Dunnigan develops to the west of Interstate 5, a new community center should be built in the new Town Center area. Likewise, as more people have homes on the west side of I-5, the post office will be more conveniently located in the Town Center. Having the community center and post office in the Town Center will also reinforce the idea that this area is the focal point for the community.

- *A comprehensive study is needed of the equipment, staffing, and facility needs of the Dunnigan Fire Protection District.*

The increase of commercial, industrial, and residential businesses will require a commensurate increase in fire-fighting capabilities. The County should conduct a study of the equipment, staffing, and facility needs of the Dunnigan Fire Protection District at full build-out of this plan. As a condition of approval, developers should pay for their fair share of the fire protection equipment and facilities.

- *A Sheriff's substation may be required with major commercial expansion.*

If a large amount of commercial and retail businesses locate in Dunnigan, there may also be an increase in law enforcement problems associated with this development. Prior to approving such projects, the county should require the developers to fund a study of likely police service needs. If the study concludes that cumulative impacts require a new substation in Dunnigan, developers should pay their share of building such a facility.

- *Funding is necessary for public services improvements and desirable new facilities.*

New development is expected to pay its fair share for the cost of providing additional services. However, the cost of upgrading and expanding public services that serve the existing residents can not be shifted to developers. At the same time, the costs of new facilities to existing residents can not be so onerous that low income families are forced to move. Funding options are identified in section II(F): Economics and Fiscal Considerations.

PUBLIC SERVICES GOALS, POLICIES, AND PROGRAMS**Public Facilities Goals**

To provide the level of public services desired by the residents at an equitable cost.

To insure the provision of public services keeps pace with new development.

To expand recreation programs for persons of all ages groups.

Public Facilities Policies

- D-S.1. New development in Expansion Areas 1, 2, and 3 shall provide common water and sewage systems to meet the needs of such development. If such systems are to be publicly administered, CSA 11 shall be the operating entity and appropriate fees shall be charged to the users of the system to pay for ongoing management, maintenance and capital replacement costs. The boundaries of the CSA shall be expanded to include only those lands shown for urban expansion by the Plan prior to rezoning of agricultural parcels to urban use. Expansion of the Sphere of Influence and annexation to the District may occur at the same time.
- D-S.2. If the Community Development Agency and County Health Department find that the existing nitrate problem in the Hardwood Subdivision is linked to septic systems use, the developer of the residential expansion area shall provide excess capacity in the water supply and/or sewage treatment facilities, to be reimbursed for same. No new development will be allowed in the Old Town area and no more than one legal unit per lot will be allowed in the Hardwood Subdivision until the Community Development Agency and the County Environmental Health Department complete the analysis of the nitrate problem and concludes that the problem is not caused by septic contamination. If the department finds, however, that such contamination is responsible for the problem, these restrictions, or such others imposed by the Health Department, shall remain in effect until a community water and/or sewer system is in place to serve the deficient area(s).
- D-S.3. If the Community Development Agency and County Health Department find that the existing nitrate problem in the Old Town Area is linked to septic systems use, the developer of the highway commercial expansion area shall provide excess capacity in the water supply and/or sewage treatment facilities and shall be reimbursed for same.
- D-S.4. Existing sewage oxidation ponds shall be allowed to remain in use as long as they meet the standards of design and operation adopted by the Regional Water Quality Control Board. However, the conversion of these ponds to connect with any community sewer system developed in the future is encouraged.
- D-S.5. New water wells in the expansion areas shall be sealed to a depth sufficient to protect existing domestic wells.
- D-S.6. The truck related highway service commercial development centered around the County Road 8 interchange shall not be required to provide central water supply and sewage treatment facilities, unless an overriding health or environmental concern is found during the development review process.

- D-S.7. As a condition of approval for new residential development in Expansion Area 2, the Pierce Union School District shall be offered a site of at least ten acres for a school. This offer of dedication shall have a term of at least five years; after the expiration of said term, the land may revert to the developer and be used for other purposes as allowed by the plan and the zoning regulations. When calculating the allowable density for the subject property, the number of allowed units shall be based on gross acreage (that is, the amount of land including the school site dedication area). If land is needed by the school district in addition to the ten acres, it shall be obtained through another mechanism besides this dedication requirement, such as purchase.
- D-S.8. In order to meet the capital facility costs of the Pierce Union School District, new development shall be required to pay an impact mitigation fee in addition to the school facility fee authorized by the Government Code. Such fee shall be set by the County of Yolo based on the General Plan EIR and school facility master plan.
- D-S.9. A park site of at least five acres in size located in Expansion Area 2 outside the Dunnigan Creek flood zone shall be offered for dedication to the County as a condition of approval for new development in that expansion area.
- D-S.10. As a condition of approval within Expansion Area 1 or Expansion Area 2, the developer shall offer to the County a site for a community center or shall offer to the Federal Postal Service a site for a new post office. These offers of dedication shall have a term of at least five years; after the expiration of said term, the land may revert to the developer and be used for other purposes as allowed by the plan and zoning regulations.
- D-S.11. An irrevocable offer of dedication for a pedestrian/bicycle path, along Dunnigan Creek and connecting the Hardwood Subdivision to the expansion areas, shall be required as a condition of approval of new development in Expansion Area 1 or Expansion Area 2. The location and design of the path shall be approved in conjunction with the PD plan approved for each expansion area.
- D-S.12. The County shall use parkland in lieu fees collected from new development for the design and construction of the new park in the residential expansion areas, trails in the Dunnigan Creek open space area and for the new community center.
- D-S.13. The County Public Works Department shall develop a plan for the initiation of garbage pick-up and recycling services in Dunnigan.
- D-S.14. As a condition of approval, significant new development in the highway commercial expansion area (as determined by the Community Development Director), such as a factory outlet center, shall be required to include a first aid station or other onsite medical emergency medical services, subject to the approval of the Planning Commission.
- D-S.15. As part of the review of development proposals in the highway commercial expansion area, the County shall require the developer to fund an analysis of increased law enforcement costs associated with such projects. If the study finds that a new substation is needed in Dunnigan to meet the cumulative demand for such services, the developer shall contribute a fee to offset the proportional share of the cost of such a facility. If an EIR is required for the project, the study maybe incorporated into the EIR.
- D-S.16. The maximum density in the Hardwood Subdivision shall be limited to one residential unit per legal parcel unless and until the installation of a water storage and distribution system, including fire hydrants, capable of delivering adequate fire flow as determined by the Fire Chief.

- D-S.17. As a condition of approval for new development, the developer of Expansion Area 2 shall offer to the Fire District a site of at least one acre for a fire station. This offer of dedication shall have a term of at least five years; after the expiration of said term, the land may revert to the developer and be used for other purposes as allowed by the plan and zoning regulations.

Public Facilities Programs

17. The Community Development Agency and County Health Department will complete the study and make a final determination as to the nature of nitrate problems in Dunnigan and as to whether the nitrate problems requires that a water distribution system and/or sewer collection system be installed in the Old Town area and/or Hardwood Subdivision. The County will then estimate the costs of providing these services and a plan for financing the costs. The recommended method of financing is to have developers of the residential and commercial expansion areas supply excess capacity in their water supply and sewage collection systems and for the County to use redevelopment funds to compensate the developers for the incremental cost increase associated with the excess capacity.

Responsible Agency/Department:	Community Development, Health, Public Works
Timeframe:	1993
Funding:	Community Development Block Grant
Monitoring:	Community Development

18. The County will adopt an ordinance requiring the oversizing of sewer and water facilities in new subdivisions subject to reimbursement by future projects connection thereto and by other users of the facility besides the residents or businesses in the new subdivision itself.

Responsible Agency/Department:	Public Works
Timeframe:	1993
Funding:	General Fund
Monitoring:	Public Works

19. The County will develop a park in-lieu fee for Dunnigan and use the fees to install the facilities described in this plan.

Responsible Agency/Department:	Parks and Recreation
Timeframe:	1992
Funding:	Developer fees, Facilities and Services Fee
Monitoring:	Parks and Recreation

20. The County will request the school district to conduct a fee analysis to establish the amount to be charged for school impact mitigations; the County will require this mitigation fee for all applicable new development within the boundaries of the school district.

Responsible Agency/Department:	Community Development, Pierce Union School District
Timeframe:	1992
Funding:	School District, developer fees
Monitoring:	Community Development

21. The County Public Works Department will complete a plan for the initiation of garbage service pick-up and recycling in the Dunnigan area including funding and likely charges. Implementation of the plan will be subject to approval of the Board of Supervisors.

Responsible Agency/Department: Public Works
Timeframe: 1995
Funding: General Fund
Monitoring: Public Works

22. The County will request the Fire District to conduct a study of the equipment, staffing, and facility needs of the District at full build-out of this plan. As a condition of approval, developers will pay for their fair share of the needed equipment and facilities.

Responsible Agency/Department: Community Development/Fire District
Timeframe: 1995
Funding: Developer fees
Monitoring: Fire District

Economics and Fiscal Considerations

This section describes financing options to pay for the services needed to implement the goals, policies, and programs of the General Plan. The discussion is deliberately general and is intended to provide an overview of financing options. The information presented will need to be further refined to produce a precise analysis of the actual cost of providing facilities and the specific financing options to be employed by the County and other affected special districts.

ECONOMICS OF COMMERCIAL DEVELOPMENT

Highway related and local commercial development, as called for by the proposed Dunnigan land use plan, can have significant economic and fiscal impacts on the surrounding area. First, such development will create jobs for local residents. Second, some of the income earned by local residents will be spent in the area, thus increasing the level of economic activity. Finally, commercial development generally generates substantially more tax revenues for local governments than it costs to provide public services for such uses.

One of the goals of this plan is to balance the development of new housing opportunities in the Dunnigan area with the availability of jobs in the area. Due to the small number of existing commercial establishments in the area, there are currently many more residents in the Dunnigan area than there are jobs. While it is impossible to accurately estimate the number of jobs that will be created in Dunnigan under the proposed general plan, some averages derived from other areas may provide some insight.

The Urban Land Institute (ULI) suggests that approximately one employee is generated for every 200 square feet of general retail space. However, factory outlet centers typically employ lower than average numbers of workers; while this may mean less attention to customers than a conventional retail store, it also helps keep costs down. A recent study by Lord & Associates analyzing a factory outlet center in Pismo Beach suggested that the appropriate job generation factor for this type of use is approximately one employee for every 600 square feet of space.

In Expansion Area 1 (highway commercial area north of Road 6 on the east side of the freeway) approximately 50 acres of land is available for a factory outlet type of use. An examination of recent proposals in the Central Coast indicate that building area for these kinds of uses are approximately 20% of the gross land area. This would translate into about 435,000 square feet of building.

Using the ULI and Lord & Associates employment generation factors, such a project would create between about 2100 and 700 jobs. These will include many management, finance, and supervisory positions; however, most jobs will be for relatively low paying clerks and salespersons. The typical wages for the latter range from about \$5.00 to \$8.00 per hour. In order to attract workers to Dunnigan if such a large project were actually constructed, somewhat higher wages may need to be offered.

Economists use multipliers to quantify the total economic activity that results from a given economic action. For example, if one spends a dollar in a doughnut shop, that dollar provides the baker with the opportunity to spend a dollar on shoes (or any other commodity). Various studies cite spending multipliers ranging from 1.5 to as high as 3.5, though a recent study cites 1.9 as a conservative figure. This suggests that for every dollar of wages, another 90 cents worth of economic activity will result.

Finally, one must consider the tax revenues generated by commercial development versus the cost of providing public services such as water and sewer, or police and fire protection. The largest contribution

of commercial development will likely come from retail sales taxes, property taxes, and in the case of motels and hotels, transient occupancy taxes.

Of these sources, retail sales taxes can be particularly significant—especially for large commercial centers such as a factory outlet center. Such centers typically sell name-brand merchandise at substantial discounts. Because they make less profit per item sold, they attempt to make up the difference by selling greater quantities. In fact, such centers often have average sales in excess of twice the rate of traditional retail stores.

Typically, when revenues from commercial development are weighed against the cost of public services needed by the development, most commercial development is shown to be fiscally beneficial. Commercial development will need additional levels of police and fire protection; however, such uses generally require fewer parks, schools, and personal services than residential development. Combined with the significantly large revenues generated by commercial development, this fact generally causes commercial development to generate more revenues than expenses.

SEWER AND WATER SERVICES

New development in the expansion area—at densities allowed in the land use section of this plan—will require a new water distribution and sewer collection and treatment plant. New development will be required to pay for water and sewer facilities to adequately serve the development.

These facilities must occur before any new development is approved. In addition, excess capacity should be provided to allow existing development in the Old Town area and Hardwood area to eventually use the collection and treatment facilities if sewer services are required in those areas in the future. The county can adopt an ordinance that includes the requirement that "improvements installed by the subdivider shall contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision, and that those improvements be dedicated to the public (Govt. Code 66485)." The county is required to enter into a agreement with the subdivider for reimbursement for costs in excess of the construction required for the subdivision. If a redevelopment district is created, funds from the tax increment can be used to reimburse the developer.

REDEVELOPMENT

The county could form a redevelopment district in Dunnigan. Redevelopment allows increased property taxes from new development in the district (the tax "increment") to be used directly in the district to improve the infrastructure there (among other possible purposes).

Although it is still to be determined by the Community Development Agency and the County Health Department, water and sewer lines may be required in the Old Town area and Hardwood Subdivision due to nitrate problems. To help existing residents pay for these improvements, a redevelopment district could be created wherein the tax increment funds from new investment can be used for public infrastructure improvements, including water and sewer lines, treatment facilities, and reimbursement for excess capacity if provided by new development, as discussed above. An appropriate redevelopment district would include the Old Town area, the Hardwood Subdivision, the expansion areas and the highway commercial land around the County Road 6 interchange (see Figure 8). Engineering studies need to be conducted by the County to estimate the costs of providing water and sewer lines, water treatment and sewage treatment for the existing town. If the County Health Department determines that water lines are required in Hardwood or Old Town, new development will not be allowed in the Old Town area and no more than one legal unit per lot will be allowed in the Hardwood Subdivision until these facilities are in place.

Redevelopment funds would also be appropriately used for improving streets and drainage facilities in the existing town.

FIRE PROTECTION SERVICES

The Dunnigan Fire Protection District budget is about \$50,000 per year, of which about half pays for worker compensation and liability insurance. About half of the budget revenues are derived from secured property taxes, with the remainder coming from special district augmentation funds and other sources.

At the request of the fire district, the county should provide funding for a needs assessment to determine if the fire station, equipment levels, personnel, fire flow and water storage, and other necessary facilities are sufficient for existing and future development within the district.

The county will adopt an ordinance requiring a fire impact fee as a condition of approval for all new development in the Dunnigan expansion areas. Also as a condition of approval, the developer of the Expansion Area 2 will be required to dedicate a site for a fire station. (In this case, the site dedication shall be credited toward the fire impact fee assessment.) Where facilities are inadequate, funding will come from the County's General Fund.

SCHOOLS

State law allows school districts to collect fees from new development to offset the cost of providing facilities for the children living in the new development. These fees will increase beginning September 14, 1992 to \$1.65 per square foot of residential development and \$0.26 per square foot of commercial development. A fee above this amount may also be charged if required as a mitigation measure. The General Plan EIR should evaluate the need for such a fee based on the school district facility master plan. This plan also requires an offer of dedication of at least ten acres as a condition of approval for new development. The School District will determine whether a new school is warranted in Dunnigan.

COUNTY-WIDE FEES FOR SERVICES

Yolo County recently enacted a county-wide development impact fee ordinance that is levied upon all new development in the county, both in the cities and unincorporated areas. The revenue from this fee is used to construct facilities that serve the entire county such as social services, criminal justice and health services. The cost of this in the unincorporated area is \$1,349 per single family residence. This fee will be increased during Fiscal Year 92/93 to finance roads and parks.

ECONOMICS AND FISCAL ISSUES

- *Yolo County has limited funding resources to construct necessary infrastructure, therefore the developers of new residential, commercial, and industrial areas shall construct or contribute funds toward the construction of such facilities.*

Dunnigan lacks many of the facilities needed to support development. The Yolo County General Fund cannot carry the financial burden of providing the support facilities. A variety of financing options will have to be implemented by the County to finance infrastructure improvements in the Dunnigan area, including tax increment financing through a redevelopment agency, developer land dedications, and monetary dedications for park facility construction.

- *Funding for services to address the needs of existing residents should carefully analyze how to minimize impacts on low income households.*

Many people in Dunnigan are low income. Fees or charges for new services should not be so onerous as to force low income people to less expensive areas.

ECONOMICS AND FISCAL GOAL AND POLICY

Goal

To provide funding for necessary or desired public facilities and services.

Policy

- E.1. In all expansion areas, new roads and drainage systems needed to serve new development shall be provided by the developer.

Economic and Fiscal Program

Programs are covered in other sections of the plan, notably land use and circulation.

III. Conservation

The lands surrounding Dunnigan possess diverse natural resources that include fertile soils, seasonal creeks, beautiful trees and clean air. If the rural character and quality of life enjoyed in Dunnigan are to be preserved, the General Plan must contain policies and programs that protect and conserve these valuable resources in and around the town. The Conservation chapter of the General Plan addresses these issues.

Natural Resources

PLANTS AND ANIMALS

The Dunnigan area has two major plant communities—those associated with open agricultural land and those related to riparian corridors—although some oak woodland-grassland remains in the west.

The agricultural land was originally an oak woodland-grassland community. With the advent of the early settlers, much of the land was converted to farming and livestock raising. Farm land provides cover for a variety of animals, birds, reptiles, and amphibians.

The riparian communities are located along Buckeye Creek, Dunnigan Creek and Bird Creek. Buckeye Creek is dominated by willow trees. The Bird Creek and Dunnigan Creek riparian corridors are relatively absent of trees. Saturated soils or higher water tables limit the type of tree species found here. Periodic use of herbicides has also limited the natural progression of shrubs and grasses found along the creeks. The riparian corridor along Dunnigan Creek between County Road 88 and I-5 was altered from its natural state when material from this area was used for fill during construction of I-5.

The Hardwood Subdivision was planted in the early 1900s as a eucalyptus grove. These trees should be replaced over time with native species.

There are several active nesting sites of Swainsons' Hawk along the Sacramento River. Swainsons' Hawk is classified by the State as a sensitive wildlife species. The nest sites indicate that Dunnigan is within the foraging and/or nesting territory of these birds. All tree removals should be carefully monitored to ensure that no nests are cut down.

SOILS

The U.S. Soil Conservation Service has developed a system for placing soils in land capability classes. The system uses a scale from I to VIII, with Class I having the most desirable characteristics and Class VIII having the least desirable characteristics. Soils classes I and II are considered prime agricultural land. Class I soils are very deep and well drained, with moderately fine texture on nearly level topography. Class II soils are also prime agriculture land but may have minor problems, such as inferior drainage, too fine a texture, or a slight slope (between 0% and 2%). Class III and Class IV soils have additional restrictions (slopes, drainage, texture), but may still be suitable for agriculture. Class V and VI are generally unsuitable and unarable because of excessive slopes or rocky soils.

In an effort to monitor the amount and productivity of the state's farmlands, the State of California Department of Conservation has mapped soils that it considers to be "prime" and of "statewide importance". Almost all of the soils surrounding Dunnigan are considered "prime" on the State Important Farmland Map. The *Background and Environmental Setting* report (Appendix A) contains a more complete discussion of the soils and important crops grown in the area surrounding Dunnigan.

AIR QUALITY

Dunnigan enjoys relatively clean air, but occasionally experiences high levels of ozone and other pollutants that are transported from the Sacramento area. More localized sources of air pollution include dust and smoke from agricultural operations.

The *Background and Environmental Setting Report* (Appendix A) contains a more detailed discussion of air quality in the Dunnigan area.

VISUAL RESOURCES

The Dunnigan Planning Area consists largely of a rural, agricultural landscape containing grazing land, orchards, cultivated fields, and rural home sites. Developed areas occur in the town itself and at the I-5 interchanges. The Dunnigan Hills provide a scenic backdrop to the area west of Interstate 5. On clear days, the Sutter Buttes to the east are visible, as well. It is important to Dunnigan residents to preserve the rural setting of the area.

GROUNDWATER

Dunnigan lies within the Colusa Groundwater Basin. This basin extends from the Yolo-Colusa county line on the north to Cache Creek on the south and between the eastern slopes of the Dunnigan Hills on the west to the Sacramento River on the east.

Water table measurements are regularly taken from three wells located between County Road 99W and I-5 provide a reasonable assessment of general ground water conditions throughout the planning area. Measurements have been made since 1926 during the wet winter and late dry summer conditions. All wells exhibit declining ground water levels over time with greater fluctuations during the summer months, when ground water pumping for agricultural lands in the area are at their highest level.

Since the Dunnigan Water District began delivery of surface water to agricultural uses from the Tehama-Colusa Canal, fluctuating ground water levels in the Dunnigan area have stabilized and in some cases ground water levels have risen. Since 1981 a trend of higher ground water levels has been noted with some areas increasing as much as 20 feet.

As noted earlier, the County's Environmental Health Department has surveyed a number of small public water systems in the Dunnigan area and found nitrate levels that exceed state and federal standards. In response, the Department will not sign off on building permits issued for the Old Town area. This has created an effective moratorium on new building in the Old Town. Thus, nitrate problems have imposed a significant constraint on new development.

NATURAL RESOURCE ISSUES

- *Expansion of the town will result in the loss of some fertile agricultural soils.*

If Dunnigan is to expand in accordance with the goals, policies, and programs of the General Plan, it will do so on agricultural land. The continued potential for agricultural production will be effectively lost. Much of the surrounding agricultural land is maintained as agriculture and restricted from any urban development. This topic is also discussed in the *Land Use* section beginning on page II - 2.

- *The continued development of the town will contribute to the incremental area-wide deterioration of air quality.*

In February, 1992, the Boards of Supervisors of Solano and Yolo Counties adopted a Clean Air Plan as required by state law. The plan contains strategies for attaining the pollutant emission reductions required by the California Clean Air Act which focus on reducing dependence on the automobile as the primary mode of transportation. Under the Dunnigan General Plan, pollutant emissions would increase as commercial and industrial development occurs as the population grows. Therefore, it is important for the General Plan to contain policies and programs that further the goals of the Clean Air Plan and help achieve the air quality standards mandated by state and federal laws.

- *The storage of inoperable automobiles and other debris in yards detracts from the attractiveness of the town.*

Dunnigan is a rural community where cars and farm machinery are sometimes repaired and stored at residences. The storage of old cars and other materials that are visible from the streets diminish the attractiveness of Dunnigan. Better property maintenance standards and enforcement are needed.

- *Development along the I-5 corridor has in some instances contributed to visual blight when viewed from the highway.*

This topic was introduced in the *Land Use* section to establish the basis of setbacks from Interstate 5 (see page II - 6). Development that has occurred along the highway in the past has not been subjected to any kind of design review for visual impacts. Setbacks and vegetative screening can help to break up and soften visual impacts. Also, clustering requirements combined with open space easements or dedications can be used to direct development into appropriate areas while maintaining large frontage areas in open space.

- *Riparian vegetation and oak trees should be protected.*

The native tree species of the Dunnigan area is oaks. Because these trees provide shade and shelter, they are an important part of the biotic community. Preserving oak trees will help to maintain the oak/savannah habitat of the area.

Other trees such as willows and cottonwoods grow along creeks. These corridors of trees and other plants are visually pleasing, as well as ecologically valuable, and should be protected.

- *There are thick groves of eucalyptus trees in the Hardwood Subdivision that provide some benefits to the community, but also present a fire hazard to residents.*

The eucalyptus groves in the Hardwood Subdivision are very dense in some areas. On the positive side, these trees do provide shade and a wind break for homes in the area. Harvesting the trees as firewood also provides a source of fuel for some of the residents. Unfortunately, the trees can also present a fire hazard to residents. The hot, dry climate of the Sacramento Valley area is prone to accidental fires.

Archaeological, Cultural, and Historical Resources

No archaeological sites have been identified in the Dunnigan area. However, should development in the Dunnigan Area encounter an archaeological resource, the Yolo County Community Development Agency must be contacted. Developers are required by state law to stop any digging or excavation work immediately and contact the county. The county then refers the matter to individuals at University of California at Davis or another appropriate group to survey and examine the site to determine the appropriate safeguards so that development may proceed.

The county is currently working on a more specific ordinance aimed at protecting archaeological resources.

Yolo County has designated eight historic residences and buildings within the Dunnigan area as historic resources. Two of these properties are eligible for nomination to the National Register of Historic Places. If the properties were placed on the national register, additional grants and funds (as well as additional regulations) will apply to the structures.

The *Background and Environmental Setting* report (Appendix A) contains a more complete discussion of the archaeology and history of the town, and an inventory of historic buildings.

CONSERVATION GOAL, POLICIES, AND PROGRAMS

Goal

To protect the town's natural, cultural, visual, and historical resources.

Policies

- D-C.1. As a condition of approval for new development, the area along Dunnigan Creek, west of Interstate 5 which is located in the 100-year flood zone shall be placed in an open space easement. Uses within this easement shall be limited to recreation and circulation improvements connecting the area south of the creek to the Hardwood Subdivision. This area is designated as open space on Figure 4, *Land Use Designations*.
- D-C.2. Appropriate trees within the public right-of-way are to be retained and new street trees planted and maintained in accordance with policies and procedures of a County Master Street Tree Plan and Street Tree ordinance. Oak trees shall be protected from damage or removal. New development shall be designed to preserve oak trees. Only trees which are either badly diseased, disruptive of street improvements because of root growth, result in significant economic damage, or dangerous to the public shall be allowed to be removed. The installation of street trees shall be made a condition of approval of residential, commercial, industrial and institutional development along such streets.
- D-C.3. The County shall prohibit development in or damage to the existing riparian habitats along Buckeye, Bird, and Dunnigan Creeks.

- D-C.4. Trees that contain nests for Swainsons' Hawk shall be preserved.
- D-C.5. Residential development projects larger than 10 dwelling units, and any commercial industrial projects of more than 10,000 square feet, shall show a "No Net Increase" in air quality emissions resulting from implementation of the project to the satisfaction of the Community Development Director. This may include the use of off-sets (such as retiring older vehicles from within the air basin), or the use of other Transportation Control Measures.
- D-C.6. Policies and programs that promote the use of alternate forms of transportation shall be encouraged as a way to conserve air and energy resources. Public transit to surrounding communities, especially Woodland, shall be improved as a way to reduce dependence on the automobile and to conserve air and energy resources.
- D-C.7. Properties shall be maintained in an orderly fashion, including the removal of old cars, dead vegetation, trash, and other materials that are visible from the street and diminish the attractiveness of the area.
- D-C.8. If the development of a site uncovers cultural resources, the recommendations of Appendix K, Guideline for the California Environmental Quality Act shall be followed for identification, documentation and preservation of the resource.
- D-C.9. The County shall document and record data or information relevant to prehistoric and historic cultural resources which may be impacted by proposed development. The accumulation of such data shall act as a tool to assist decision-makers in determinations of the potential development effects to prehistoric and historical resources located within the County.
- D-C.10. Historically or architecturally significant buildings should not be demolished or substantially changed in outward appearance, unless doing so is necessary to remove a threat to health and safety and other means to avoid the threat are infeasible.

Conservation Programs

23. The County will adopt Appendix K of the CEQA Guidelines as part of the County's environmental review procedures.

Responsible Agency/Department:	Community Development
Timeframe:	1992
Funding:	General Fund
Monitoring:	Community Development

24. The County will adopt a tree planting and preservation ordinance. Such an ordinance should include the following components:

- A master street tree list that specifies the species of trees suitable and desirable for planting along streets and other areas.
- Street tree planting procedures for residential and commercial areas.
- Maintenance requirements and procedures.
- Tree protection and removal standards and the penalty for non-compliance.
- An oak tree replacement policy of at least five trees for every one removed
- Eucalyptus tree replacement incentives.

Responsible Agency/Department: Community Development, Public Works
Timeframe: 1994
Funding: General Fund
Monitoring: Community Development

25. All environmental impact reports for major projects shall include a site visit by a qualified biologist to locate any Swainsons' Hawk nests. No trees with Swainsons' Hawk nests shall be removed.

Responsible Agency/Department: Community Development, Public Works
Timeframe: 1994
Funding: Developer fees
Monitoring: Community Development

26. The County will adopt a riparian corridor preservation program. Such a program should include the following components:

- A list of maintenance requirements and procedures for property owners that front along creek corridors.
- A list of maintenance requirements and procedures for the County's use of the Dunnigan Creek Open Space area.
- Vegetation protection and removal standards and the penalty for non-compliance.

Responsible Agency/Department: Community Development, Public Works
Timeframe: 1994
Funding: General Fund
Monitoring: Community Development

27. The County will continue to enforce zoning ordinance regulations relating to property maintenance.

Responsible Agency/Department: Community Development
Timeframe: Ongoing
Funding: General Fund
Monitoring: Community Development

28. The County should amend the zoning ordinance to include the following or similar language:

The demolition or remodel of buildings considered to be of historic, cultural or architectural significance should not occur unless the following findings can be made:

Remodel or Alteration Finding: *the proposed remodel or alteration does not adversely affect the historic, cultural or architectural significance of the building or site.*

Demolition Finding: *the demolition of the building does not adversely affect the historic, cultural or architectural character of Dunnigan, or the building presents a clear hazard to occupants or the public which can not be feasibly corrected through restoration.*

Responsible Agency/Department:	Community Development
Timeframe:	1993
Funding:	General Fund
Monitoring:	Community Development

IV. Safety

The Safety section of the General Plan identifies areas subject to natural or human-made hazards, and establishes goals, policies, and programs to protect people and property from their effects. This chapter also discusses ways to improve public safety and the provision of public safety services.